SHEET INDEX:

SHEET 1: COVER AND SUBDIVISION PLAT

SHEET 2: LOT DETAILS AND ADDITIONAL NOTES

EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1

A SUBDIVISION OF

LOT "B" RE 2092 AND LOT "A" RE 2092, OF RECORDED EXEMPTION NO. 1060-11-1-RE 2092,

SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

PURPOSE STATEMENT

THIS PLAT SUBDIVIDES LOT "B" RE 2092 AND LOT "A" RE 2092, OF RECORDED EXEMPTION NO. 1060-11-1-RE 2092, DEDICATES RIGHT OF WAY, AND VACATES CERTAIN LEGAL EXTENTS.

LEGAL DESCRIPTION:

LOT "B" RE 2092 AND LOT "A" RE 2092, OF RECORDED EXEMPTION NO. 1060-11-1-RE 2092, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF JOHNSTOWN COUNTY OF WELD, STATE OF COLORADO.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 11, N00°26'18"W A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT "B" RE 2092, OF EXEMPTION NO. 1060-11-1-RE2092, RECEPTION NUMBER 2585002 AND THE POINT OF

THENCE CONTINUING N00°26'18"W ALONG THE CENTER SECTION LINE OF SAID SECTION, A DISTANCE OF 1,299.09 FEET TO A POINT ALONG THE SOUTH LINE OF RECORDED RIGHT OF WAY DEED, BOOK 1477 PAGE 290;

THENCE ALONG SAID RIGHT OF WAY DEED S89°50'18"E, A DISTANCE OF 905.22 FEE A POINT BEING THE MOST WESTERLY CORNER OF SUBDIVISION EXEMPTION 665 RECEPTION NO. 2585002;

THENCE DEPARTING SAID RIGHT OF WAY AND ALONG THE SOUTH BOUNDARY OF SA LOT THE FOLLOWING SEVENTEEN (17) COURSES:

- 1) S00°09'42"W, A DISTANCE OF 12.82 FEET,
- THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.79 FEET, A DELTA ANGLE OF 8°12'05", A CHORD BEARING OF S74°01'29"E, A CHORD LENGT OF 50.17 FEET, AN ARC LENGTH OF 50.21 FEET,
- THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 888.38 FEET. A DELTA ANGLE OF 5°34'19", A CHORD BEARING OF S67°31'38"E, A CHORD LENGT OF 86.36 FEET, AN ARC LENGTH OF 86.39 FEET,
- 5) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.68 FEET, A DELTA

4) S65°14'36'E, A DISTANCE OF 65.45 FEET,

- ANGLE OF 10°38'40", A CHORD BEARING OF S69°44'24"E, A CHORD LENGTH OF 55.78 FEET, AN ARC LENGTH OF 55.86 FEET,
- 7) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 406.56 FEET, A DELTA

6) S76°41'48'E, A DISTANCE OF 65.78 FEET,

- ANGLE OF 7°22'37", A CHORD BEARING OF S80°33'27"E, A CHORD LENGTH OF 52.31 FEET, AN ARC LENGTH OF 52.35 FEET,
- 8) S82°18'09'E, A DISTANCE OF 72.95 FEET,
- 9) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 456.82 FEET, A DELTA ANGLE OF 10°12'37", A CHORD BEARING OF S76°56'40"E. A CHORD LENGTH OF 81.30 FEET, AN ARC LENGTH OF 81.41 FEET,
- 11) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 275.76 FEET, A DELTA ANGLE OF 15°37'23", A CHORD BEARING OF S59°44'23"E, A CHORD LENGTH OF 74.96 FEET, AN ARC LENGTH OF 75.19 FEET,
- 12) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 926.26 FEET, A DELTA ANGLE OF 4°27'24", A CHORD BEARING OF S50°31'47"E, A CHORD LENGTH OF 72.03 FEET, AN ARC LENGTH OF 72.05 FEET,
- 13) S47°51'00'E, A DISTANCE OF 65.46 FEET,
- 14) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 742.26 FEET, A DELTA ANGLE OF 8°35'13", A CHORD BEARING OF S52°02'53"E, A CHORD LENGTH OF 111.14 FEET, AN ARC LENGTH OF 111.24 FEET,
- 15) S60°31'04'E, A DISTANCE OF 39.49 FEET,
- 16) N25°37'54'E, A DISTANCE OF 71.26 FEET,
- 17) N4°29'50'W, A DISTANCE OF 331.64 FEET TO A POINT ALONG THE SOUTH LINE OF SAID RIGHT OF WAY DEED;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES:

1) S89°50'18"E, A DISTANCE OF 418.19 FEET,

2) N89°14'58"E, A DISTANCE OF 489.65 FEET TO A POINT ON THE EAST SECTION LINE OF SECTION 11;

THENCE ALONG SAID SECTION LINE S00°23'51"E, A DISTANCE OF 1,288.13 FEET TO A POINT ON LINE;

THENCE CONTINUING ALONG SAID SECTION LINE S00°23'51"E, A DISTANCE OF 1,299.32 FEET TO A POINT ON THE NORTH LINE OF A RECORDED 30' RIGHT OF WAY DEED, BOOK

THENCE DEPARTING SAID SECTION LINE AND CONTINUING ALONG THE NORTH LINE OF SAID 30' RIGHT OF WAY S89°05'16"W, A DISTANCE OF 1326.17 TO A POINT ON LINE; THENCE S89°05'16"W, A DISTANCE OF 1326.17 TO THE POINT OF BEGINNING.

CONTAINING 6,752,470 SQUARE FEET OR 155.015 ACRES, MORE OR LESS.

TOWN APPROVAL:

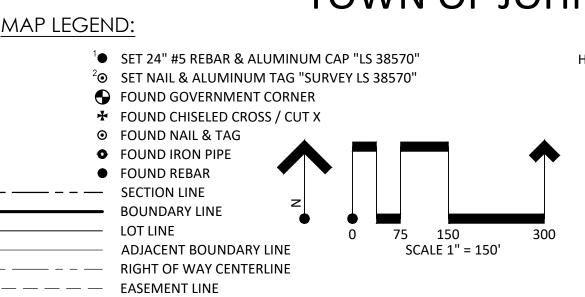
THIS PLAT, TO BE KNOWN AS EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY RESOLUTION , PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE ____ DAY OF ___

SURVEYING CERTIFICATE:

I, ADAM R. ZETTLEMOYER, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PLAT OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1 BEING A SUBDIVISION OF LOT "B" RE 2092 & LOT "A" RE 2092, OF RECORDED EXEMPTION NO. 1060-11-1-RE 2092 WAS MADE BY ME OR UNDER MY SUPERVISION.

DATED THIS ___ ___ DAY OF __

ADAM R. ZETTLEMOYER, PLS COLORADO LICENSE NUMBER 38570 FOR AND ON BEHALF OF POINT CONSULTING, LLC 8460 W KEN CARYL AVE LITTLETON, CO 80128 (702) 258-6836 azettlemoyer@pnt-llc.com



LINE TABLE

TAG # | LENGTH | DIRECTION

12.82' | S00°09'42"W

65.45' | S65°14'36"E

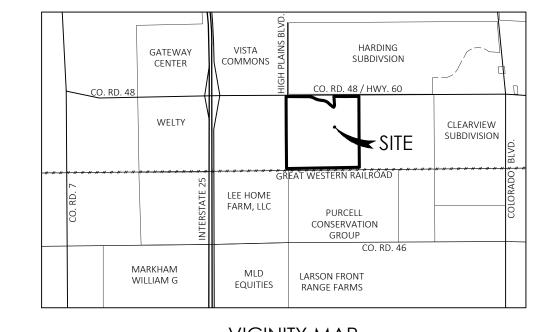
65.78' S76°41'48"E

72.95' S82°18'09"E

65.46' S47°51'00"E

L 7 | 39.49' | \$60°31'04"E

	CURVE TABLE					
T TO	TAG#	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHOR LENGT
AID	C 1	22.40'	350.79'	3°39'28"	S76°17'47"E	22.39
	C 2	27.82'	350.79'	4°32'37"	S72°11'45"E	27.81
	C 3	86.39'	888.38'	5°34'19"	S67°31'38"E	86.36
	C 4	55.86'	300.68'	10°38'40"	S69°44'24"E	55.78
ĭΤΗ	C 5	52.35'	406.56'	7°22'37"	S80°33'27"E	52.31
	C 6	81.41'	456.82'	10°12'37"	S76°56'40"E	81.30
	C 7	75.19'	275.76'	15°37'23"	S59°44'23"E	74.96
TH	C 8	72.05'	926.26'	4°27'24"	S50°31'47"E	72.03
	C 9	111.24'	742.26'	8°35'13"	S52°02'53"E	111.14
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VICINITY MAP Scale 1" = 3,500'

OWNER'S CERTIFICATE AND DEDICATION:

NUMBER 2585002.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

EASEMENTS FOR PURPOSES SHOWN HEREON.

KNOW ALL PERSON BY THESE PRESENT THAT MICHAEL L. SCHLUP BEING THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS: THE NORTHEAST QUARTER (NE ¼) OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH/ PRINCIPAL MERIDIAN, WELD COUNTY COLORADO

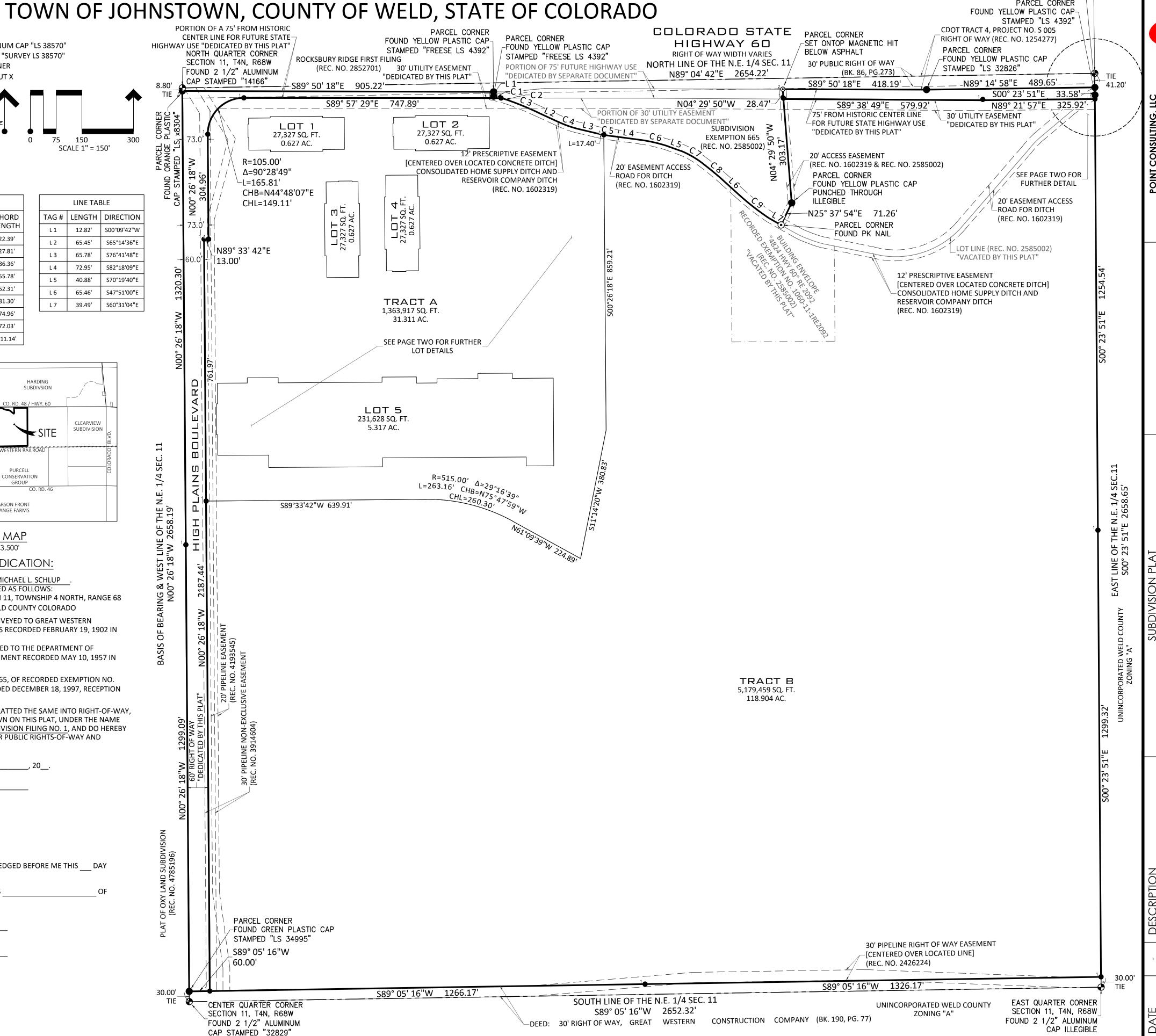
EXCEPT: THE SOUTH 30 FEET THEREOF AS CONVEYED TO GREAT WESTERN CONSTRUCTION COMPANY BY INSTRUMENTS RECORDED FEBRUARY 19, 1902 IN BOOK 190 AT PAGE 77.

ALSO EXCEPTING: A PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO BY INSTRUMENT RECORDED MAY 10, 1957 IN

BOOK 1477 AT PAGE 290. ALSO EXCEPTING: SUBDIVISION EXEMPTION 665, OF RECORDED EXEMPTION NO. 1060-11-1-RE 2092 BY INSTRUMENT RECORDED DECEMBER 18, 1997, RECEPTION

HAS SURVEYED, LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO RIGHT-OF-WAY, TRACTS, BLOCKS, LOTS AND OUTLOTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF EAST LEDGE ROCK CENTER SUBDIVISION FILING NO. 1, AND DO HEREBY DEDICATE TO THE PUBLIC ALL WAYS AND OTHER PUBLIC RIGHTS-OF-WAY AND

EXECUTED THIS	DAY OF	, 20				
(OWNER'S SIGNATURE)		_				
NOTARIAL:						
STATE OF COLORADO COUNTY OF) _{SS}					
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 20A.D.						
BY	AS	OF				
WITNESS MY HAND AND OFFICIAL SEAL:						



SECTION 11, T4N, R68W

FOUND 2 1/2" ALUMINUM-CAP IN RANGE BOX

PARCEL CORNER

ILLEGIBLE

PUNCHED THROUGH

PARCEL CORNER

FOUND YELLOW PLASTIC CAP

ILLEGIBLE

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A SUBDIVISION OF

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TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

GENERAL PLAT NOTES

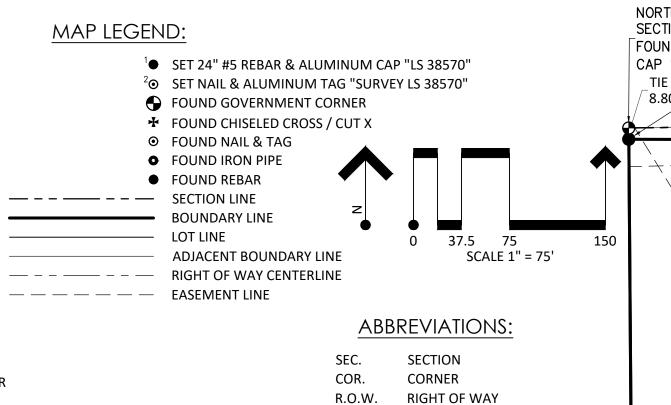
- FINAL TOWN-APPROVED DEVELOPMENT PLANS AND CONSTRUCTION DOCUMENTS ARE REQUIRED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT
- TRACTS MUST BE REPLATTED WITH THE TOWN OF JOHNSTOWN PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT OCCURRING.
- LOTS 1, 2, 3, 4, AND 5 REPRESENT BUILDING FOOTPRINTS THAT MAY BE REPLATTED TO FINAL FOUNDATION FOOTPRINT, BASED UPON FINAL JOHNSTOWN-APPROVED DEVELOPMENT PLANS AND MAY BE SUBJECT TO
- TRACT A WILL BE OWNED BY THE APPROPRIATE METRO DISTRICT OR OWNERS ASSOCIATION AS A TRACT FOR LANDSCAPING, COMMON AMENITIES, ACCESS, UTILITIES, AND DRAINAGE.

ADDITIONAL PLAT NOTES:

- GENERAL OVERLOT DRAINAGE NOTE: LOTS AND TRACTS AS PLATTED MAY BE DRAINAGE WAYS OR DRAINAGE SYSTEMS. ALL SUCH MAINTENANCE COSTS

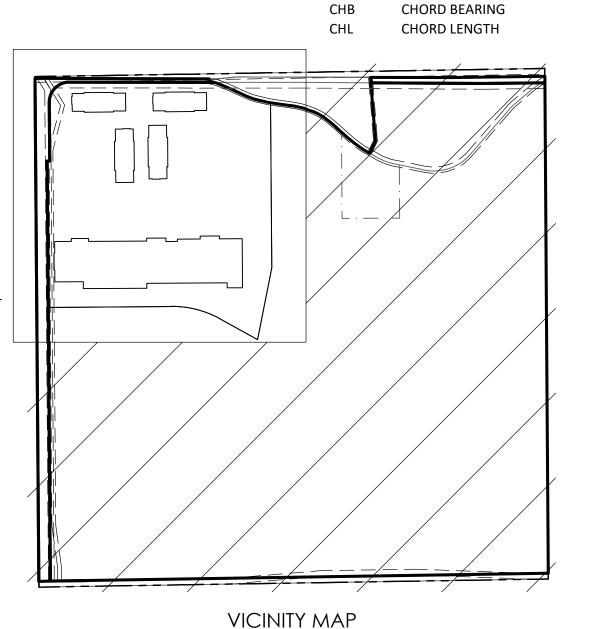
SURVEYOR'S NOTES:

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- . THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POINT CONSULTING, LLC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POINT CONSULTING, LLC RELIED UPON THE FOLLOWING TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: ORDER NO. FCC25186901-3, EFFECTIVE DATE OF MAY 25, 2021 AT 5:00 P.M.
- 3. PUBLISHED PROPERTY ADDRESS: VACANT LAND, CO.
- 4. THE SUBJECT PROPERTY CONTAINS 6,752,470 SQUARE FEET OR 155.015 ACRES, MORE OR LESS.
- 5. UNIT OF MEASURE: DISTANCES SHOWN HEREON ARE U.S. SURVEY FOOT.
- BASIS OF BEARINGS: BEING THE WEST SECTION LINE OF THE NORTHEAST ONE-QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON AS N00°26'18"W.
- FLOOD ZONE DESIGNATION: ACCORDING TO FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 08069C1405G, WITH AN EFFECTIVE DATE OF JANUARY 15, 2021, THE ENTIRE PROPERTY LIES ENTIRELY WITHIN THE FOLLOWING ZONE DESIGNATION: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 8. LOTS 1, 2, 3, 4, AND 5 ARE COMPOSED ENTIRELY OF RIGHT ANGLES UNLESS OTHERWISE NOTED.

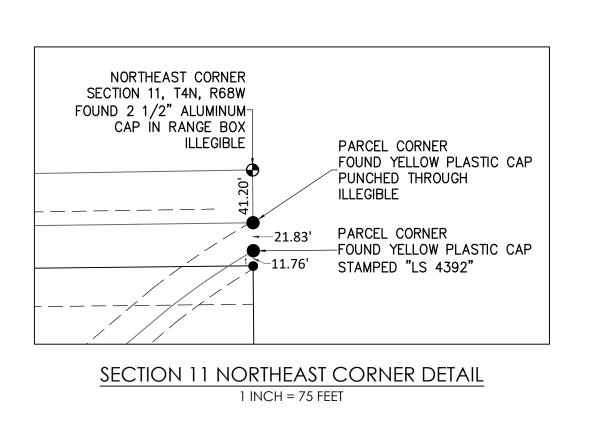


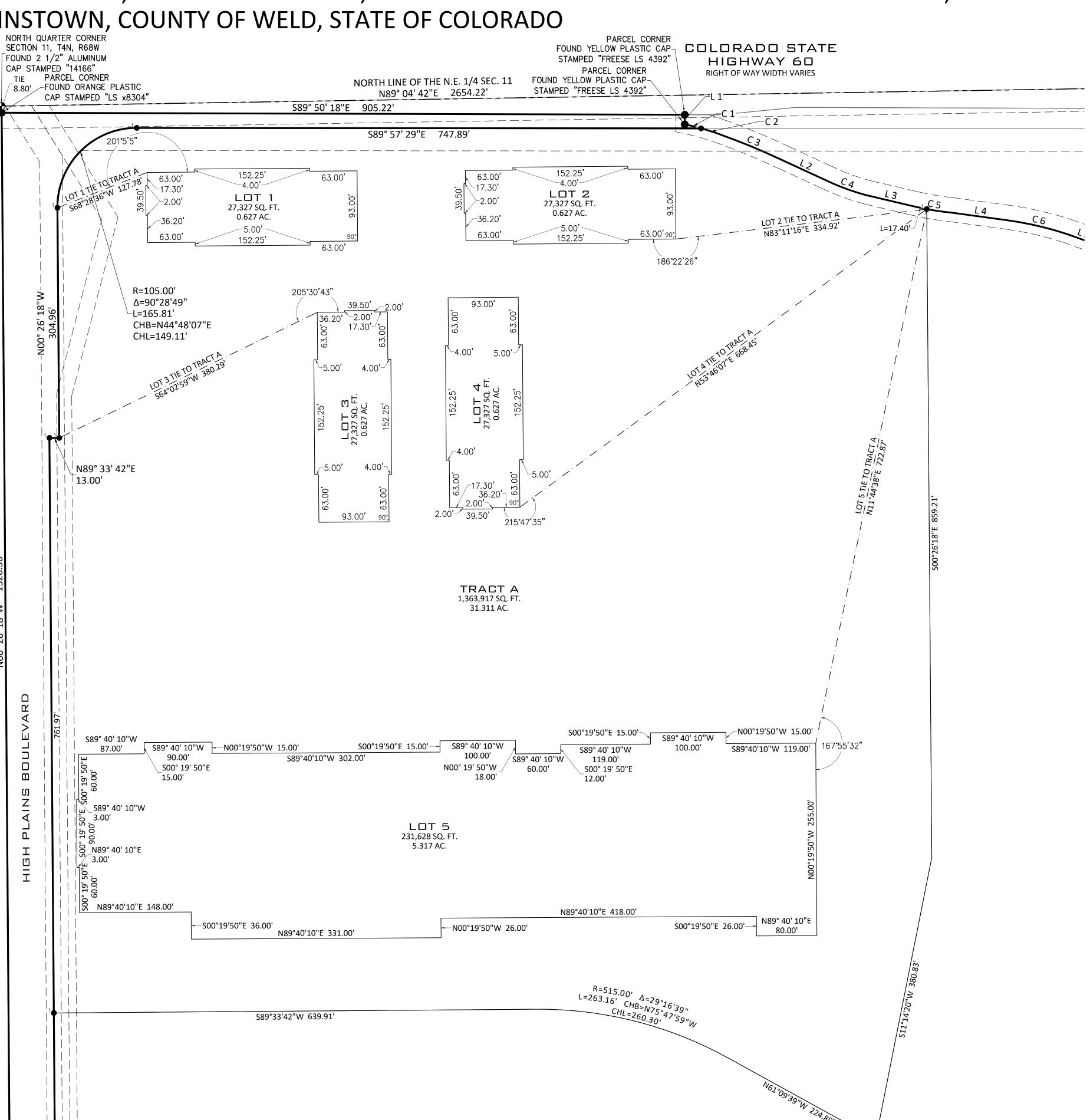
U.S. SURVEY FOOT SQUARE FOOT

ARC LENGTH



1 INCH = 500 FEET





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